

RESOLUTION NO. 13-244

A RESOLUTION OF THE CAROLINE STREET CORRIDOR
AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT
AGENCY (CRA), APPROVING THE ATTACHED CAROLINE
STREET CORRIDOR ENHANCEMENT MASTER PLAN
PROJECT; PROVIDING CONDITIONS; PROVIDING FOR
AN EFFECTIVE DATE

NOW, THEREFORE, BE IT RESOLVED BY THE CAROLINE STREET CORRIDOR
AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:

Section 1: That the attached Master Plan for the Caroline
Street Corridor Enhancement project is hereby approved and
accepted.

Section 2: That this Resolution shall go into effect
immediately upon its passage and adoption and authentication by the
signature of the presiding officer and the Clerk of the Agency.


Passed and adopted by the Caroline Street Corridor and Bahama
Village Community Redevelopment Agency at a meeting held this
17 day of September, 2013.

Authenticated by the presiding officer and Clerk of the Agency
on September 18, 2013.

Filed with the Clerk September 18, 2013.

Chairman Craig Cates	<u>Yes</u>
Commissioner Teri Johnston	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Mark Rossi	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>
Commissioner Tony Yaniz	<u>Yes</u>

ATTEST:


CHERYL SMITH, CITY CLERK


CRAIG CATES, CHAIRMAN



EXECUTIVE SUMMARY

To: Community Redevelopment Agency

Through: Donald Leland Craig, AICP, City Planner
Mark Finigan, Assistant City Manager

From: Nicole Malo, Planner II, LEED GA

Meeting Date: September 17, 2013

RE: Caroline Street Corridor Enhancement Project review

Action Statement

To approve the Caroline Street Corridor Enhancement project Master Plan.

Attachments

Exhibit A - Budget and Capital Improvement Plan
Exhibit B – Site Plans

Strategic Plan

The proposed project is consistent with the city's mission to honor citizen engagement with the community and the promotion of a sustainable economy and modern city infrastructure.

Background

In 2009 the Planning Department began a community outreach process with members of the public and interested parties within the Caroline Street Corridor Subarea of the CRA regarding the Community Redevelopment Trust Fund (aka. TIF) availability for the district. Through a series of public meetings over the following two years overwhelming community interest was voiced for a complete urban streetscape and stormwater improvements plan to Caroline Street. In response to the community interest, in 2011, the city put forth an application for the Caroline Street Enhancement Project that incorporated the expressed needs of the business owners, and the CRA approved \$325,000 of TIF funding for the design phases, including the public input process and construction documents; and, in 2012 the CRA allocated an additional \$670,000 for the construction of phase one including, roadway asphalt, sidewalks and drainage from the Community Redevelopment Trust (CRT) Fund (aka. TIF). At that time the CRA indicated its willingness to reserve the majority of the next few years of TIF Funding for the completion of the project that is estimated to cost approximately \$3,257,800 (Exhibit A).

To date, the CRA has committed \$995,000 from the Caroline Street Corridor CRT Fund, although a request to allocate an additional \$600,000 from the 2013 CRT fund will be considered at the same time that the Master Plan is under consideration by the CRA. If the 2013 allocation request is granted, approximately \$1,662,800 of additional funding will still be required to complete the project. However, the city may choose to begin construction in the summer of 2014 using a loan from another city fund to finance the project up-front and the fund will be reimbursed over the next three years as additional CRT funds become available. Further, it is expected that other City funds will be utilized to complete portions of the project.

The scope of the Caroline Street Enhancement Project Master Plan includes improvements to the right-of-way along Caroline Street from Trumbo Road to Elizabeth Street including as follows:

- stormwater management,
- a new roadway,
- on street parking and bicycle parking that conforms to safety design standards,
- traffic calming elements and a stop sign at William Street;
- a new access way to the Caroline Street Bight Parking Lot from Caroline Street;
- a new bicycle lane;
- enlarged sidewalks on the south side of Caroline Street to improve pedestrian flow adjacent to the existing commercial businesses;
- new character defining signage, landscaping and street furniture to enhance the Caroline Street Corridor

See the proposed site plan Exhibit B.

The proposed Caroline Street Enhancement Project Master Plan was prepared by a locally based design team of experienced Landscape Architects, Architects and Engineers. The Plan is the result of an extensive and transparent public meeting process where general consensus was achieved using neighborhood comments, suggestions and critiques, which were closely monitored by the District 1 Commissioner, Jimmy Weekley. The proposed Master Plan is a balanced compromise of many design options, and one that provides improvements for the Caroline Street business owners and serves the best interests of the community as a whole by providing safe bicycle access, alleviating significant drainage problems, removing crumbling sidewalks, and replacing dangerous parking with conforming, easy to use spaces and providing ADA compliant access in areas where deficiencies exist.

The Master Plan was approved by HARC for the streetscape and furniture design; and the Tree Commission approved the Tree Placement and Vegetation Plan for the Landscape Plan also in 2012. In the spring of 2013 following a community meeting sponsored by Commissioner Weekley, and with the leadership of several Caroline Street property owners, a portion of the Plan was revised in order to accommodate several business owners were concerned about the loss of on street parking. Therefore, the revised plan is a compromise of the desires of the community to keep on street parking and provide a

safe bicycle lane. The site design change was made possible by reconfiguring the size and location of the sidewalk and adjusting a small portion of the existing adjacent Caroline Street surface parking lot owned by the City. As a result of the reconfiguration of the parking lot, 38 compact car spaces will replace the existing standard spaces and there will be a net gain of parking spaces within the lot. The plan amendment was approved by HARC and the Tree Commission in May of 2013. On August 14, 2013 staff presented the Master Plan to the Bight Board for their review and it was recommended for approval.

Analysis

The proposed Caroline Street Enhancement Project Master Plan meets the criteria for eliminating blight in a CRA and provides significant improvements to the Caroline Street commercial corridor that will result in major infrastructural improvements as follows:

1. Stormwater – Provide newly paved roadway and curbs with drainage infrastructure to prevent flooding in front of businesses.
2. Pedestrian experience – Widen and resurface sidewalks on both sides of Caroline Street with landscaping for beauty and shade. Enlarge the sidewalk on the south side of the street to create easier access to restaurants and shops and promote pedestrian flow. Improve signage for visitors.
3. Bicycle Lane – Provides safe bike lane for commuters from other parts of the city going to and from Caroline Street, the Bight and Duval Street. Promotes connectivity and usability. Encourages alternative transportation helping to alleviate vehicular congestion in old town.
4. Traffic Calming elements – Lane striping and narrow vehicular lanes buffered by bicycle lanes cause drivers to proceed cautiously. Raised intersections prevent continuous speeding without requiring stop signs. One (1) new stop sign will be located at corner of William Street.
5. Loading - Provides adequate sized loading spaces in locations as requested by business owners.
6. Parking – Provides convenience, safe, on street parking space built to code standards. Creates convenient access route into the underutilized Caroline Street surface lot across from Caroline Street shops. Provides improvements to the lot including pedestrian safety features and landscaping.

Description	Unit	Option		
		Existing	A	+/-
Standard Parking Stall (North)	ea	35	11	-24
Standard Parking Stall (South)	ea	0	6	6
HC Parking Stall	ea	1	0	-1
Loading Zone	lf	300	230	-70
Bike / Scooter Parking	ea	24	43	19
Bus Stop (each way)	ea	2	2	0

Caroline St (800 Block) / Historic Seaport Parking Lot Analysis

Description	Unit	Existing (Size)	Proposed (Size)
On-Street Std. Spaces (North)	ea	16 (7'x20')	11 (8' x 20')
Seaport Parking Lot	ea	122	119

Previous City Actions

July 28, 2009	CSC community meeting
September 16, 2009	CSC community meeting
May 12, 2010	CSC community meeting
December 16, 2010	CRA allocation –\$325,000
August 30, 2011	CSC community meeting
December 7, 2011	CSC community meeting
April 12, 2012	District I meeting
May 30, 2012	CSC community meeting
September 10, 2012	Tree Commission review and approval
September 25, 2012	HARC Review and approval
September 30, 2012	District I meeting
October 30, 2012	District I meeting
November 14, 2012	District I meeting
March 13, 2013	District I meetings
May 7, 2013	Revisions approved by HARC
May 28, 2013	Revisions approved by Tree Commission
August 14, 2013	Bight Board Review

Options/Advantages/Disadvantages:

Option 1: Approve the Caroline Street Corridor Master Plan as proposed

- 1. Consistency with the City's Strategic Plan, Vision, and Mission:**
Approval of the proposed request is consistent with the city's mission to honor citizen engagement with the community and the promotion of a sustainable economy and modern city infrastructure.
- 2. Financial Impact:** Approval of the request will allow the project to begin construction in the spring of 2014 and is the most cost effective way to leverage the \$995,000 that has already been allocated for the project.

Option 2: Deny the request to develop the Caroline Street Corridor Master Plan.

1. Consistency with the City's Strategic Plan, Vision, and Mission:

Denial of the proposed request is not consistent with the city's mission to honor citizen engagement with the community and the promotion of a sustainable economy and modern city infrastructure.

2. Financial Impact: Denial of the request may have a negative financial impact on the commercial district and will be costly to the Community Trust Fund.

Recommendation

That the Community Redevelopment Agency approve the Caroline Street Corridor Master Plan as proposed.

k:\community redevelopment area\csc - caroline street corridor\2012-2013 csc urban design proposal and public meetings\20130814 bight board review\20130814 draft executive summary.doc

Attachment A
Budget and Capital Improvements Plan

CIP PROJECT DETAIL

Project No: CS1101
 Project Name: Road Improvements
 Location: Caroline Street/Trumbo Rd
 Department: Engineering
 Account No: 102-4102-541-6300
 601-5503-555

Date: 5/14/2012
 Contact: D. Bradshaw
 Project Start: 10/1/2011
 Project Complete: 9/30/2013
 Project Estimate: 3257400
 Project Budget to Date: 151400
 Anticipate Carry Forward / FY: 151400

Project Description/Justification:

The City completed the design for the complete upgrade to Caroline St. between Elizabeth and Trumbo Road in FY 11/12, including roadway, sidewalks, storm sewer, landscaping, lighting, etc. The project also includes sidewalk upgrades and erosion control for Trumbo Rd. It is anticipated that TIF funding for the next 3 yrs will be required to complete the project

Activity	11/12	12/13	13/14	14/15	Total
Design	\$302,800	\$0	\$0	\$0	\$302,800
Roadway Asphalt	\$0	\$50,000	\$270,500	\$270,500	\$591,000
Sidewalks	\$0	\$20,000	\$448,025	\$448,025	\$916,050
Drainage	\$0	\$650,000	\$452,450	\$50,000	\$1,152,450
Landscape/Lighting	\$0	\$0	\$50,000	\$245,500	\$295,500
Total	\$302,800	\$720,000	\$1,220,975	\$1,014,025	\$3,257,800

Existing PO to Perez for design is \$302,800
 Two TIF Grants of \$325,000 and \$670,000

Reasons for Modification:

Operating Impact:

FY 12/13 Street light electricity TBA
 Water for irrigation TBA

Related Projects:

Project Phase Summary

Phase	To Date	Anticipated Cryfwd	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
Design	151,400	151,400					
Construction		670,000	2,285,000				
Total	151,400	821,400	2,285,000	0	0	0	0

Project Total 3,257,800

Funding Source Summary

Phase	To Date	Anticipated Cryfwd	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
Internal Improves			102,800				
TIF	151,400	843,600	720,000	720,000	720,000		
Total	151,400	843,600	822,800	720,000	720,000	0	0

Project Total 3,257,800

Attachment B
Proposed Site Area Plan

Perez Engineering
 25077 E. Highway 190, Suite 100
 Fort Myers, FL 33907
 Phone: (813) 435-1111
 Fax: (813) 435-1112
 Email: info@perezeng.com
 Website: www.perezeng.com

ALBERT PEREZ, P.E.
 March 13, 2015

PEREZ ENGINEERING
 25077 E. Highway 190, Suite 100
 Fort Myers, FL 33907
 Phone: (813) 435-1111
 Fax: (813) 435-1112
 Email: info@perezeng.com
 Website: www.perezeng.com

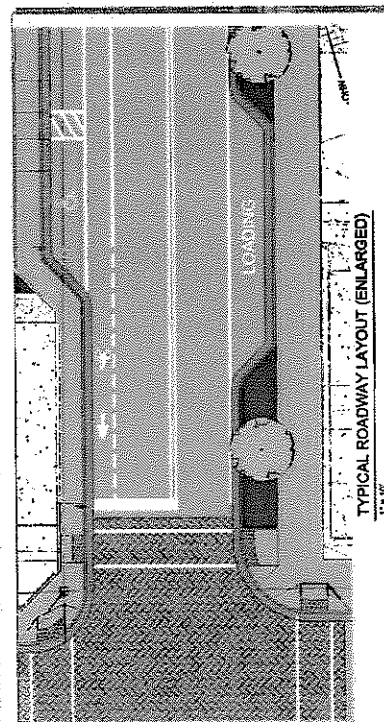
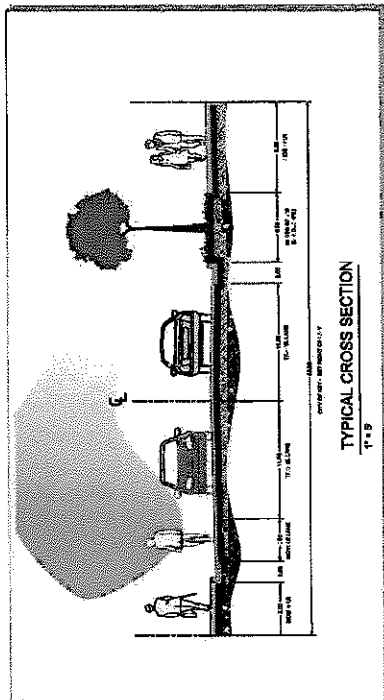
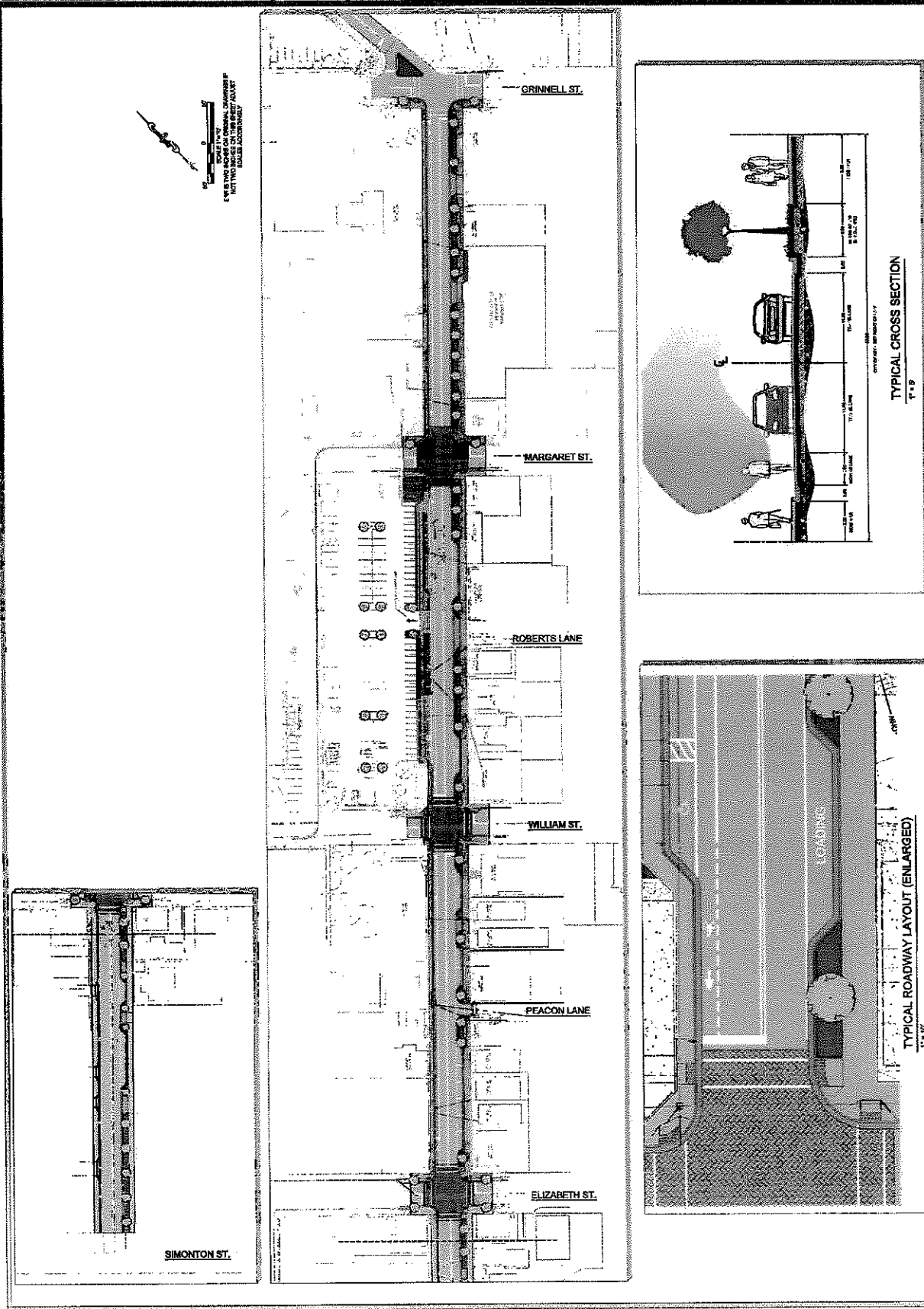
ROADWAY LAYOUT (OPTION A)
 KEY WEST, FL 33940

CITY OF KEY WEST
 P.O. BOX 1468
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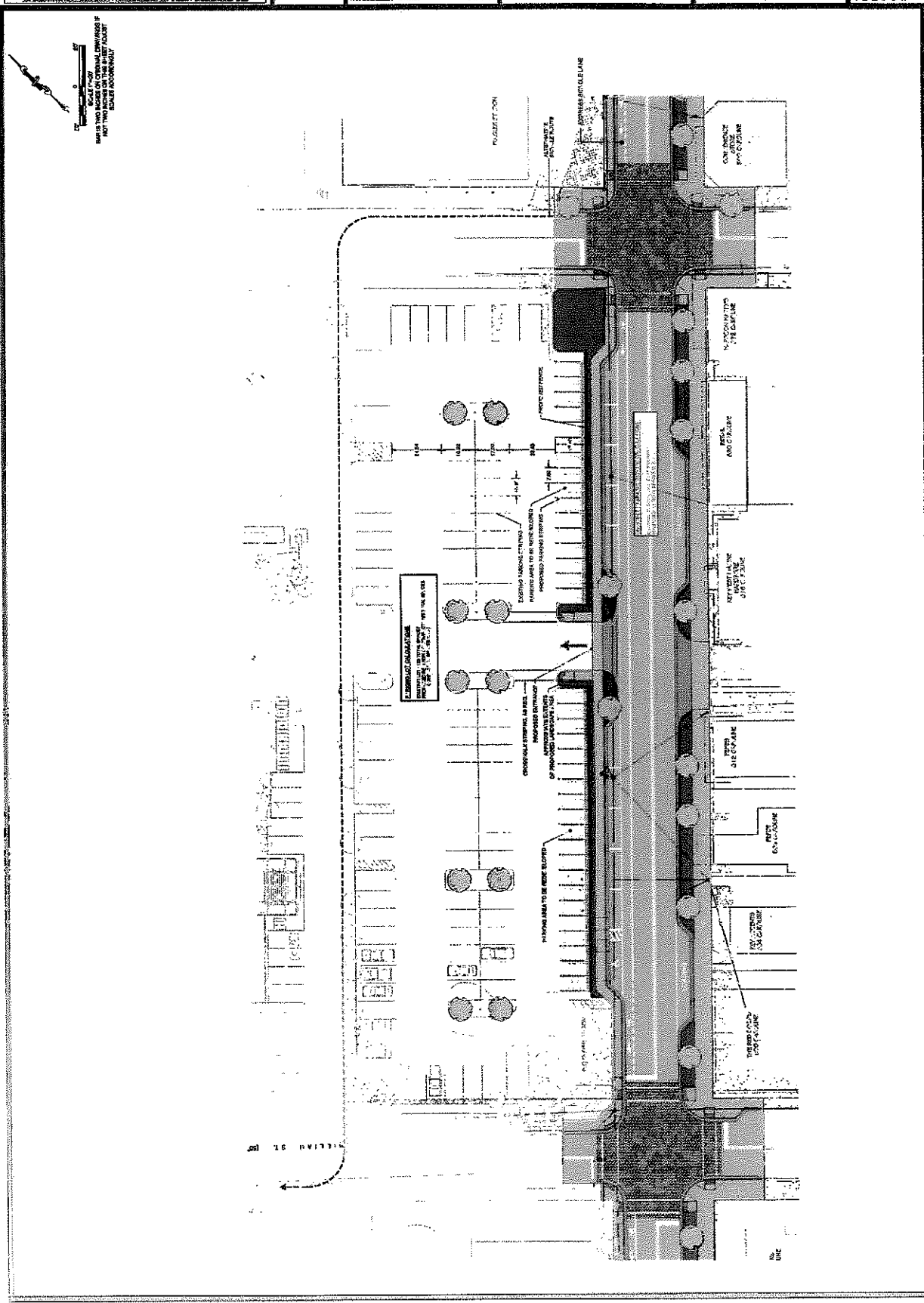
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ALLAN E. PEREZ, P.E.
Florida P.E. NO. 51688
April 28, 2013

Perez Engineering, Inc.
3 DEVELOPMENT, INC
1015 E. 10TH AVE. SUITE 200
DENVER, CO 80202
TEL: (303) 733-1111 FAX: (303) 733-1112
WWW.PEREZENGINEERING.COM



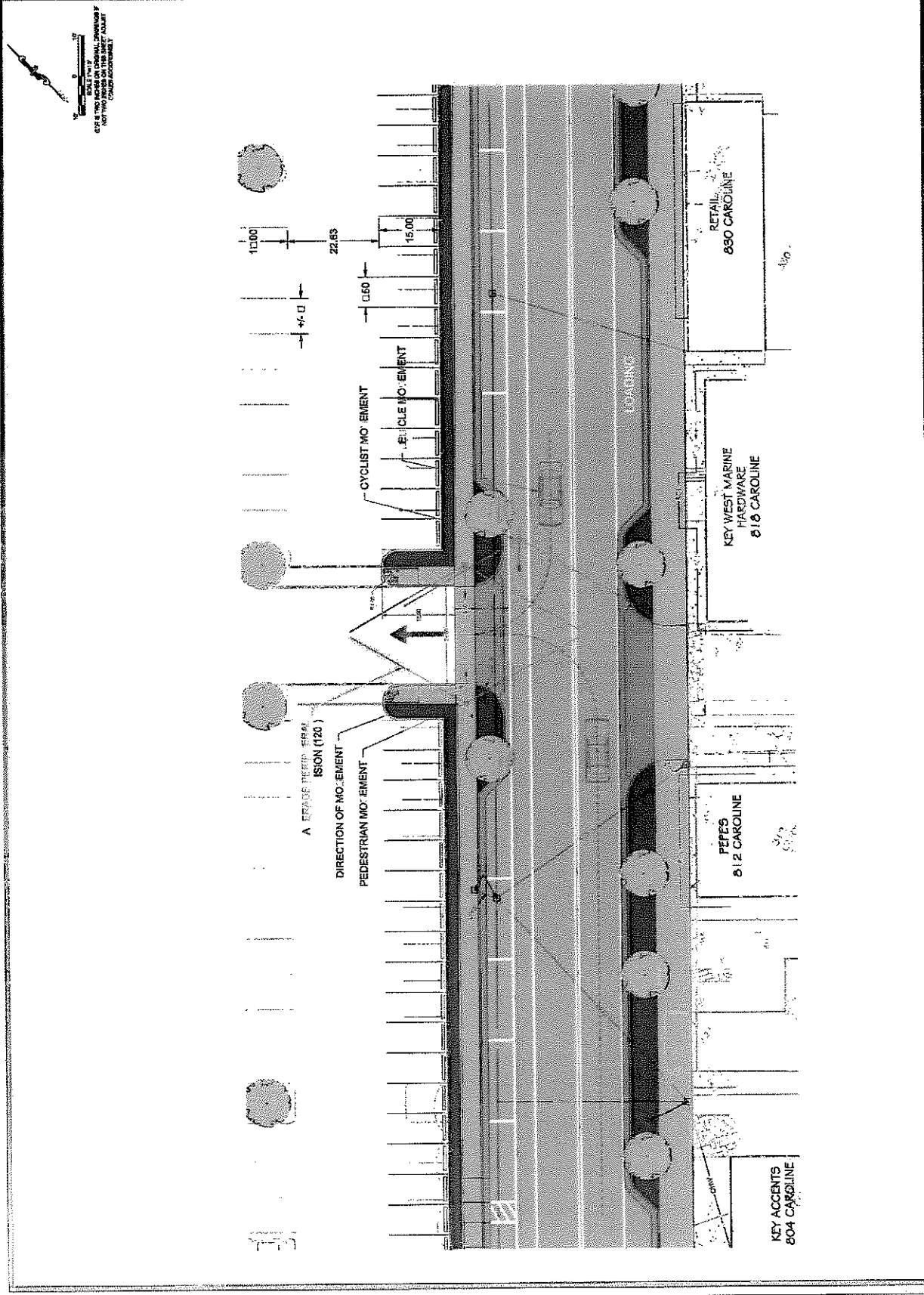
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BY	ALAN PEREZ
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DATE	11/11/2011

CITY OF KEY WEST
P.O. BOX 1400
KEY WEST, 33091

CAROLINE STREET IMPROVEMENTS
KEY WEST, FL 33040
PARKING LOT ENTRANCE ANALYSIS

DATE	11/11/2011
BY	ALAN PEREZ
CHECKED	ALAN PEREZ
DATE	11/11/2011

PEREZ ENGINEERING
 1510 WEST 10TH AVENUE
 SUITE 100
 KEY WEST, FL 33040
 TEL: 305.854.1111
 FAX: 305.854.1112
 WWW.PEREZENGINEERING.COM



INTERSECTION DETAIL A

900 BLOCK

INTERSECTION DETAIL C
1" = 10'

CITY OF KEY WEST P.O. BOX 1409 KEY WEST, FL 33041	ROADWAY LAYOUT (OPTION A) KEY WEST, FL 33040	PEREZ ENGINEERING & DEVELOPMENT, INC. 1100 S. MONROE AVE., SUITE 100 MIAMI, FL 33130 TEL: 305.375.1100 FAX: 305.375.1101 WWW.PEREZENGINEERING.COM
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